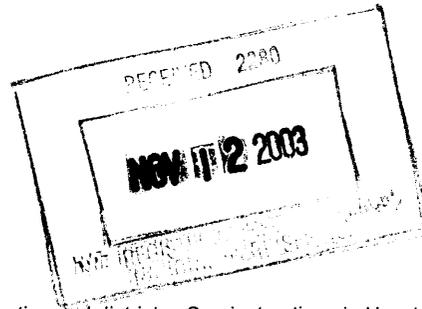


United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Nappanee Eastside Historic District  
other names/site number \_\_\_\_\_

2. Location

street & number Roughly bounded by Market, Main, John, & Summit Streets N/A  not for publication  
city or town Nappanee N/A  vicinity  
state Indiana code IN county Elkhart code 039 zip code 46550

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)  
J.C. SA 11.8.03  
Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_  
Indiana Department of Natural Resources  
State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria. (  See continuation sheet for additional comments.)  
\_\_\_\_\_  
Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

4. National Park Service Certification

I hereby certify that the property is:  
 entered in the National Register.  See continuation sheet.  
 determined eligible for the National Register  See continuation sheet.  
 determined not eligible for the National Register  
 removed from the National Register  
 other, (explain:) \_\_\_\_\_  
for Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_  
Edson H. Beall 12/23/03

**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
 (Check only one box)

- building
- district
- site
- structure
- object
- landscape

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
138	55	buildings
0	0	sites
0	0	structures
0	0	objects
138	55	Total

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed  
 in the National Register**

N/A

2

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC: Single Dwelling  
 DOMESTIC: Multiple Dwelling  
 RELIGION: Religious Facility  
 COMMERCE/TRADE: Business  
 EDUCATION: School

**Current Functions**

(Enter categories from instructions)

DOMESTIC: Single Dwelling  
 DOMESTIC: Multiple Dwelling  
 RELIGION: Religious Facility  
 COMMERCE/TRADE: Business  
 SOCIAL: Civic

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE VICTORIAN: Italianate  
 LATE VICTORIAN: Queen Anne  
 19th & 20th c. REVIVALS: Colonial Revival  
 19th & 20th c. REVIVALS: Tudor Revival  
 19th & 20th c. AMER.: Prairie School

**Materials**

(Enter categories from instructions)

foundation: STONE: Limestone  
 walls: BRICK  
 WOOD: Weatherboard  
 roof: ASPHALT  
 other: STUCCO  
 WOOD

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- Criteria A through G with checkboxes and descriptions.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
INDUSTRY

Period of Significance

1880-1940

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Fraizer, Henry F

Turnock, E. Hill

Fraizer, Clarence Elbert

9. Major Bibliographic References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- Criteria for previous documentation on file (NPS).

Primary location of additional data:

- Criteria for primary location of additional data.

Name of repository:

10. Geographical Data

Acreage of Property 55 acres

UTM References (Place additional UTM references on a continuation sheet.)

1 16 583420 4588660  
Zone Easting Northing

3 16 584000 4587960  
Zone Easting Northing

2 16 584000 4588690

4 16 583420 4588040

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Christopher Baas

organization date 03-01-2003

street & number 21116 N. Banbury Road telephone 317/877-7799

city or town Noblesville state IN zip code 46060

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1

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Nappanee Eastside Historic District, Elkhart County, Indiana

**Narrative Description**

The Nappanee Eastside Historic District lies north of Market Street (U.S. 6) and east of Main Street (S.R. 19). It consists of portions of five north/south streets (Main, Elm, Madison, Hartman, and Summit), and five east west streets (Market, Walnut, Centennial, Van Buren, and Marion). The district is part of several different additions to Nappanee's original plat, which accounts for the difference in block size, and house orientation.<sup>1</sup>

Resources considered contributing to the district were previously listed on the National Register, or, following their in-field verification, were surveyed as Outstanding, Notable, and Contributing in the 1987 district survey and subsequent Division of Historic Preservation and Archaeology's defining of the district's boundaries. Non-contributing resources were buildings constructed after the period of significance (for example 460 E. Marion), or historic structures whose defining characteristics were compromised by alterations (typically room additions, window replacements, vinyl siding, and non-period details). For example, see Photo #23 of 507 E. Centennial Street.

The district has 193 resources, 138 (69%) contributing. 185 of the resources are houses, the balance being churches (3), a school, and factory, commercial, and office structures (4). Of houses, 75 (40%) are Gable-front (31), or a Gable-front derivative (Upright-and-wing, Gable-ell, T-Plan, L-Plan). Turn-of-the-century Four-squares (13) and bungalows (18) account for 16% of the housing stock. Late Nineteenth Century Queen Anne (13) and Free Classic (3) accounted for 9%, and Early Twentieth Century Revival Styles (15) accounted for 8% with Colonial Revival examples (8) being the most prolific. In more recent examples, there are eight non-contributing ranches, and six Cape Cods (2 non-contributing). While the Gable-front and its derivatives accounted for the majority of the district, a sizeable portion are non-contributing (23 of 75).

The houses date from the later decades of the Nineteenth Century to the middle of the Twentieth. Their styles include Queen Anne, Craftsman, Colonial and Tudor Revival, and Prairie. House types include Gable-ell, Gable front, and Bungalow. Two houses, the Frank and Katherine Coppes House and the Arthur Miller House, are listed on the National Register. This district is adjacent, or just east of the Downtown Nappanee Historic District.

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<sup>1</sup> The additions are Hartman's 1<sup>st</sup> and 2<sup>nd</sup>, Stauffer's 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup>, Hartman Brothers addition, Isaac Good's 1<sup>st</sup>, Stahley's 1<sup>st</sup>, Best and Mellinger's, and Prickett's 1<sup>st</sup> as shown in *Standard Atlas of Elkhart County, Indiana*, 1892.

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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 2

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Nappanee Eastside Historic District, Elkhart County, Indiana

The majority of houses remain single-family dwellings, except on Market Street where several notable examples are Bed and Breakfasts or apartments. The district also contains a number of small businesses, and three churches. The closed Coppes Brothers factory anchors the districts southern edge.<sup>2</sup>

### East Marion Street-North Side

- 356 Fred Coppes House. c.1912 one-story Japanese influenced Craftsman bungalow and detached garage. The structures have pagoda-like gable roofs with decorative peaks and flared eaves, and projecting timbers. The house has a symmetrical front facade with a central gabled entry, flanked by ribbons of casement windows. Small wings are located at each of the house's ends. Notable. (Photo #15).
- 408 LaVern Pletcher House. c.1935 one and one-half Cape Cod with rusticated stone foundation, vinyl siding, gable roof with two gable dormers, and one-over-one double-hung windows. Contributing.
- 452 Charles Lehman House. c.1925 two-story English Cottage with steep gable roof with two gable dormers, a single-story projecting gable entry, brick foundation, aluminum siding, central front chimney, and both six-over-one double-hung and six pane casement windows. Contributing.
- 460 c.1950 single-story non-contributing ranch.
- 466 Ira Dunham House. c.1925 one and one-half story American Four-square with rusticated stone foundation, gable roof with pent roofs in the gables, vinyl siding, enclosed porch, and three-over-one double-hung windows. Contributing.
- 470 Roy Watts House. c.1925 two-story Craftsman bungalow with rusticated stone foundation, gable roof, asphalt shingle siding, open porch, and six-over-one double-hung windows. Contributing.

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<sup>2</sup> Sources for architectural description include fieldwork, 1987 Sites and Structures Survey by Mark Dollase, *Historic Architecture Walk of Nappanee* brochure, individual property owners, Coppes and Miller House National Register Nominations, and members of the Nappanee Historic Preservation Commission.

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 3

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**Nappanee Eastside Historic District, Elkhart County, Indiana**

- 476 Lynn Foley House. c.1925 two-story bungalow with rusticated stone foundation, vinyl siding, gable roof, contemporary porch, and one, four, and five-over-one double-hung windows. Contributing.
- 602 Paul Rosbrugh House. c.1930 two-story Colonial Revival with concrete foundation, brick walls, gable roof with two projecting gables, flat roofed entry, balcony-like grillwork at second-story windows, brick lintels and sills, and both six-over-one and six-over-six double-hung windows. Side and rear of house has window box, and rear has oriel. Contributing.
- 608 LaMar Stoops House. c.1930 two-story Colonial Revival with vinyl siding, gable roof, pilaster and pediment entry surround, and both six-over-six and four-over-four double-hung windows. Contributing.
- 652 Floyd Ruch House. c.1930 one and one-half English Cottage. Contributing.
- 658 Cara Kinney House. c.1930 two-story English Cottage with brick foundation, gable roof with prominent projecting gables, center chimney on front façade, arched entry door, and six-over-six double-hung and a single half-circle windows. Contributing.

**East Marion Street-South Side**

- 451 Willard Naylor House. c.1938 one and one-half story bungalow with gable roof, rusticated stone foundation, and aluminum siding. There are six-over-one and eight-over-one double-hung windows. The open front porch has decorative iron columns. Contributing.
- 453 Paul Brunso House. 1938 two-story Colonial Revival with a concrete foundation, aluminum siding, and a gable roof. Windows are six-over-six double hung, and the lower-story has a bay. Contributing.
- 465 Everett Pippen, Jr. House. c.1935 single-story non-contributing Colonial Revival.
- 467 Ivan Syler House. c.1930 non-contributing Gable-front.
- 473 Leon Burnham House. c.1935 bungalow with concrete foundation, brick walls, gable roof, and both three-over-one and four-over-one windows. Contributing.
- 475 Burton Uline House. c.1920 single-story bungalow with a stone foundation, vinyl siding, hipped roof, and enclosed front porch. The windows are six-over-one double-hung or casements. Contributing.

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

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**Nappanee Eastside Historic District, Elkhart County, Indiana**

- 607 Helen Elderedge House. c.1925 non-contributing house.
- 651 Roy Burt House. 1931 two-story English Cottage and Tudor Revival with brick foundation, brick walls with sections of brick infill half-timbering, stone lintels and sills, central jerkin-head roof with several projecting gables, porte-cochere on west façade, and one-over-one, and six-over-six double-hung windows. Contributing.
- 657 M. W. Wegmiller House. c.1938 Cape Cod. Contributing.

**East Van Buren Street-North Side**

- 206 Ade Anglin/Velours Lopp House. c.1920 one and one-half story bungalow with rusticated stone foundation, gable roof with gable dormer, eave brackets, open porch with wood posts, and three-over-one double-hung windows. Contributing.
- 452 Darwin Cox House. 1915 two-story gable-front with block foundation, asphalt shingle gable roof, shed dormers, and vinyl siding. The porch has been modified and has a brick foundation. The windows are double-hung one-over-one. Contributing.
- 454 J. B. Brundage/Ralph Arnott House. 1915 two-story gable-front with block foundation, asphalt shingle gable roof, shed dormers, and vinyl siding. The screened porch has a brick foundation, and three columns support its shed roof. The windows are double-hung one-over-one. Contributing.
- 458 Karl Freese, Jr. House. 1937 two-story, three bay, brick Colonial Revival with brick foundation, gable roof, small portico entry with Doric-like columns and pilasters, brick lintels and sills, and eight-light casement windows. A one-story garage is attached to the east façade. Notable.
- 502 Charles McFall House. c.1910 two-story gable-front with limestone foundation, stucco walls, gable roof, and hipped roof screened porch. Lower-story windows are one-over-one double-hung, and second-story are six-over-six double-hung. Contributing.
- 508 John Coppes House. c.1925 two-story English Cottage with brick foundation, cross-gable roof, aluminum siding, and eight-light casement windows. Contributing.

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Nappanee Eastside Historic District, Elkhart County, Indiana

**East Van Buren Street-South Side**

- 107 Ira Hartzler House. c.1915 two-story brick bungalow with brick foundation, gable roof with shed dormers and decorative eave brackets, and an enclosed porch. Windows are double-hung one-over-one. Contributing.
- 151 c.1905 non-contributing bungaloid.
- 157 c.1920 one-story Craftsman bungalow with limestone foundation, hipped roof with three hipped dormers, and stucco walls. The enclosed porch has three-over-one double-hung windows, and the house has four-over-one double hung windows. Contributing.
- 205 c.1940 one-story cape cod with rusticated stone foundation, gable roof, vinyl siding, and small gable roofed porch. Contributing.
- 451 James Peeple/Ralph Greene House. c.1920 one-story pyramidal with rusticated stone foundation, hipped roof, aluminum siding, small inset entry porch, and one-over-one double-hung windows. Contributing.
- 453 Clara Hower House. 1920 two-story non-contributing Upright-and-wing.
- 455 S. B. Bourne House. c.1910 one and one-half story gable front-and-wing with rusticated stone foundation, vinyl siding, gable roof, and one-over-one double-hung windows. The one-story wing has a flat roof with a balustrade. Contributing.
- 503 C. A. Deisch House. 1910 one and one-half story gable-front with cement block foundation, vinyl siding, gable roof, open porch, and two-over-two double hung windows. Contributing.
- 507 William Hepler House. c.1910 one and one-half story gable-front with rusticated stone foundation, gable roof, vinyl siding, and one-over-one double-hung windows. Contributing.

**East Centennial Street-North Side**

- 152 Former Evangelical United Brethren Church parsonage. c.1885 two-story T-Plan with rusticated stone foundation, cross-gable roof, vinyl siding, and one-over-one double-hung windows. The hipped roof wrap-around porch has wood posts and railings. Contributing.

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**Nappanee Eastside Historic District, Elkhart County, Indiana**

- 158 Nappanee Church of God/Former Evangelical United Brethren Church. c.1920 two and one-half story functional building with limestone foundation, brick walls, limestone sills, hipped roof, and aluminum sided tower. The entry is located on the southeast corner. The building has multiple one-over-one opaque stained-glass windows of different sizes. Contributing.
- 252 c.1920 one-story English Cottage with central cross-gable entry, rusticated stone foundation, vinyl siding, and one-over-one double-hung windows. Contributing.
- 452 Russ Hartman House. c.1910 non-contributing gable-front.
- 456 c.1960 non-contributing ranch.
- 458 J. H. Rogers House. c.1895 two-story Gable-ell with rusticated stone foundation, vinyl siding, cross-gable roof, open porch with wood posts, and two-over-two double-hung windows. Contributing.
- 502 c.1950 non-contributing ranch.
- 508 c.1950 non-contributing Colonial Revival.

**East Centennial Street-South Side**

- 107 c.1900 and c.1960 non-contributing Gable-front.
- 153 c.1960 non-contributing ranch.
- 253 C. F. Mellott House. c.1870 one and one-half story Upright-and-wing moved from Locke in 1875. The house has rusticated stone foundation, asbestos shingle siding, gable roof with a gable roof wing, small open porch, and four-over-four double-hung windows. Contributing.
- 307 A. A. Meyer House. c.1880 two-story Upright-and-wing with fieldstone foundation, vinyl siding, cross-gable roof, small entry porch, and one-over-one double-hung windows. Contributing.
- 351 William Ullery House. c.1880/1920 two-story Gable-ell with fieldstone foundation, vinyl siding, and cross-gable roof. The open shed roof porch has wood posts and railings. The windows are one-over-one double-hung with decorative surrounds. Contributing. (Photo #14).

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**NATIONAL REGISTER OF HISTORIC PLACES  
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Nappanee Eastside Historic District, Elkhart County, Indiana

- 357 Jeff Kinsinger House/Floyd Slabaugh House. c.1895 two-story Gable-ell with brick and fieldstone foundation, clapboard siding, cross-gable roof with one shed dormer, and one-over-one double-hung windows. The c.1920 open wrap-around porch has brick pillars and a hip roof. Contributing.
- 403 Everett Pippen, Sr. House. 1885 two-story Gable-front with rusticated stone foundation, clapboard siding, jerkin-head roof with returns, open front porch with wood columns and balustrade, and one-over-one double-hung windows. Contributing.
- 405 C.E. Swartz House. c.1885 two-story L-plan with cement block foundation, aluminum siding, cross-gable roof, open flat-roof porch, and two-over-two double-hung windows. Contributing.
- 451 c.1895 non-contributing Upright-and-wing.
- 455 c.1975 non-contributing ranch.
- 457 1925 one and one-half story Gable-front with cement block foundation, vinyl siding, gable roof, and one-over-one double-hung windows. Contributing
- 501 Frank W. George House. 1910 one and one-half story bungalow with rusticated stone foundation, aluminum siding, gable roof with shed dormer, open inset porch, and three-over-one and four-over-one double-hung windows. Contributing.
- 507 c.1900 non-contributing cottage. (Photo #23).

**East Walnut Street-North Side**

- 108 Former Wright Funeral Home. 1900 two-story American Four-square with vinyl siding, cut stone foundation, hip roof with three dormers, large enclosed brick porch, and one-over-one double-hung windows. The porch roof extends over the driveway as a porte-cochere. Contributing.
- 152 Former United Methodist Church Parsonage. c.1890 two-story Free Classic with rusticated stone foundation, irregular roof shape, vinyl siding, open porch with wood columns, and one-over-one double-hung windows. Contributing.

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**NATIONAL REGISTER OF HISTORIC PLACES  
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Nappanee Eastside Historic District, Elkhart County, Indiana

- 158 Weygand House/Arthur Tobias House. 1885/c.1920 two-story Italianate with fieldstone foundation, vinyl siding, gable roof, and one-over-one double-hung windows. c.1920 enclosed porch has four paned casement windows. Contributing
- 202 1900 two-story Central Passage with a c.1920 addition. House has rusticated stone foundation, vinyl siding, gable roof, and enclosed front porch. Windows are four-over-four double-hung. Contributing.
- 208 c.1895 Jacob Hartman House two-story non-contributing Gable-front.
- 252 Lamar Mutschler House, E. Hill Turnock architect. 1924 two-story brick and stucco Mediterranean Revival with a stone foundation, hip roof, covered front terrace, porte-cochere, and sun room. The ground-story windows have a diamond shaped pane in the upper sash, and two panes on the lower sash. Round windows flank the entry door. The upper story windows are eight-over-one double-hung. Outstanding. (Photo #12).
- 258 Albert Mutschler House, Henry Frazier architect. 1910 three-story combination Prairie and Colonial Revival with cut stone foundation, stucco walls (added to wood siding in 1924), clay tile hip roof with three hip dormers, wide eaves, and both one-over-one double-hung and single paned casement windows. The open porch has groupings of Ionic columns. Outstanding. (Photo #13).
- 308 J. C. Bock House. 1875 two-story Gable-front with brick foundation, asbestos shingle siding, cross-gable roof with three gabled dormers, enclosed porch, and one-over-one double-hung windows. Contributing.
- 352 Gilford Leslie House. 1890 two-story non-contributing Upright-and-wing.
- 358 J. E. Tillman House. c.1880 two-story T-Plan with rusticated stone foundation, vinyl siding, slate covered cross gable roof, two-over-two double-hung windows with surrounds, contemporary porch, and a large bay window on the front façade. Contributing.
- 402 J. W. Trabue House. c.1865 two-story non-contributing Gable-front.
- 406 c.1885 single-story cube with a pyramidal roof, rusticated stone foundation, vinyl siding, and three-over-one double-hung windows. The c.1925 enclosed porch has rusticated stone columns. Contributing.

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**NATIONAL REGISTER OF HISTORIC PLACES  
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**Nappanee Eastside Historic District, Elkhart County, Indiana**

- 410 c.1900 two-story non-contributing Gable-front.
- 452 Solomon Stump House. c.1890 two-story Gable-ell with rusticated stone foundation, vinyl siding, gable roof, open porch with metal grillwork, and one-over-one double-hung windows. Contributing.
- 456 Julia Rose House. c.1890 two-story T-Plan with fieldstone foundation, vinyl siding, cross-gable roof, open porch with metal grillwork, and both two-over-two double-hung and single pane fixed sash. Contributing.
- 458 c.1910 single-story non-contributing Upright-and-wing.
- 502 Don Anglin House. 1920 single-story non-contributing house.
- 504 Chester Richmond House. c.1885 two-story Gable-front with rusticated stone foundation, stucco walls, gable roof, and six-over-six double-hung windows. Contributing.
- 508 H.B. Sylvester House. c.1890 two-story non-contributing Upright-and-wing.

**East Walnut Street-South Side**

- 207 S. L. Ringenberg House. c.1915 two-story American Four-square with rusticated stone foundation, vinyl siding, hip roof with a hip dormer, open brick porch with brick and wood columns, and one-over-one double-hung windows. Contributing.
- 301 c.1890 two-story Italianate with a c.1945 addition. House has fieldstone foundation, aluminum siding, pyramidal roof, open front porch, and two-over-two double-hung windows. Contributing.
- 307 Warren Shively House. c.1900 two-story non-contributing Gable-front.
- 351 Luella "Muzzy" Slipper House. 1936 two-story brick and aluminum sided combination English Cottage and Tudor Revival with an irregular slate roof, prominent full-façade front gable, central chimney, and casement windows. Notable.

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

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Nappanee Eastside Historic District, Elkhart County, Indiana

- 357 J.W. Brown/William Strycker House. c.1890 two-story Gable-ell with brick foundation, asbestos shingle siding, gable roof with shed roof wing, enclosed c.1920 porch, and two-over-two double-hung windows with decorative wood surrounds. Contributing.
- 451 c.1915 two-story Upright-and-wing with rusticated stone foundation, gable roof, enclosed porch, and one-over-one double-hung windows. Contributing.
- 455 Donald Silberg House. 1910 single-story non-contributing Bungalow.
- 457 c.1890 two-story non-contributing Upright-and-wing.
- 501 c.1890 two-story Upright-and-wing with brick foundation, vinyl siding, cross-gable roof, large enclosed wrap-around porch, and one-over-one double hung windows. Contributing.
- 507 Forest Postma House. c.1885 two-story non-contributing Gable-front.

**East Market Street-North Side**

- 208 Dr. C. A. Inks House. c.1890 two-story Free Classic with rusticated stone foundation, vinyl siding, pyramidal roof with four projecting gables, and one-over-one single pane with a fixed sash. The contemporary enclosed front porch has brick columns and one-over-one windows. Contributing.
- 252 c.1960 two-story non-contributing house.
- 258 John Coppes House/Nappanee Masonic Temple, Henry Frazier architect. 1895 three-story Queen Anne with irregular roof that has several projecting gables, two square towers (one with pyramidal roof, one with Mansard), cut stone foundation, wood shingle siding, wood corbelling, brackets, sunburst pattern, and one-over-one double-hung windows with wood surrounds. Historically had porte-cochere like connection to neighboring Daniel Zook House. Purchased and remodeled by the Masons in 1950. Notable. (Photo #4).

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Nappanee Eastside Historic District, Elkhart County, Indiana

- 302 Frank and Katherine Coppes House/Victorian Guest House Bed and Breakfast, Henry Frazier architect. 1887 two and one-half story Queen Anne with cut stone foundation, clapboard and shingle siding, hip roof with projecting gables, small brackets, and large corner tower with a recessed balcony. Windows include stained glass, and single pane fixed sash. The open flat-roof porch was added in 1922. Listed in the National Register in 1990. Outstanding. (Photo #2).
- 308 Roy Berlin\David Miller House. c.1895 two and one-half story Queen Anne with rusticated stone foundation, vinyl siding, pyramidal roof with several projecting gables, contemporary porch, and one-over-one double-hung windows. Contributing.
- 352 Harvey Coppes House, Henry Frazier architect. 1910 two and one-half story Arts and Crafts with a cut stone foundation, brick walls with stone lintels and sills, clay tile hip roof with three hip dormers, large open stone porch, and both single pane casement and one-over-one double-hung windows. Outstanding. (Photo #3).
- 356 H. E. Coppes/David Stouder House. c.1900 two-story Dutch Colonial Revival with fieldstone foundation, clapboards and asbestos shingle siding, gambrel roof with six gambrel dormers, bay window, and one-over-one double-hung windows with decorative surrounds. Contributing.
- 402 c.1900 S. J. Strycker House non-contributing house.
- 404 c.1895 two and one-half story Queen Anne with cut stone foundation, clapboard siding, pyramidal roof with projecting gables, open front porch, and one-over-one double-hung windows. Contributing.
- 410 c.1885 two-story non-contributing T-Plan.
- 452 c.1965 non-contributing gas station.
- 462 Frank Wehrly House. c.1895 two-story Gable-front with rusticated stone foundation, vinyl siding, gable roof, modern additions on the east and west sides, and both casement and one-over-one double-hung windows. The lower story has chamfered corners with windows. Contributing.

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Nappanee Eastside Historic District, Elkhart County, Indiana

506 H. R. Stauffer House. c.1890 two-story Gable-front with a fieldstone foundation, aluminum siding, gable roof, and enclosed brick front porch with two-over-two double-hung windows. Windows on house are eight-over-one and ten-over-one double-hung. Contributing.

508-10c.1880 two-story Italianate with brick walls and foundation, low-pitched pyramidal roof, thin decorative wood cornice, and small porch. Ground-story windows are two-over-two under segmental arches. Second-story windows are one-over-one under raised brick segmental arches. Notable. (Photo #5).

### East Market Street-South Side

201 Baptist Church/Former United Brethren Church. 1928 two-story over a raised basement Twentieth Century Functional church structure with concrete foundation, brick walls and limestone details. The flat roof has an entablature with dentil molding. The entry porch is juxtaposed at a forty-five degree angle on the northwest corner, and has a flat roof and pediment-like parapet. Windows are one-over-one stained glass, and three-over-one obscured glass. Notable. (Photo #6).

207 c.1905 two-story non-contributing Gable-front office building.

251 George Fales House. c.1925 two-story Classical Revival with poured concrete foundation, brick walls, hip roof, open porch with fluted Ionic columns and pilasters, and one-over-one double-hung windows. Notable. (Photo #7).

253 Arthur Miller House/Market Street Guest House, Clarence Fraizer architect. c.1925 two and one-half story Colonial Revival with limestone foundation, brick walls with limestone details, gable roof with three gable dormers, and both four-over-four and six-over-six double-hung windows. The open porch had fluted Ionic pilasters and columns. The east façade has an enclosed sun porch, and there is a Palladian window on the south facade. Outstanding. (Photo #8).

301-07Nappanee United Methodist Church. 1974 and c.1995 non-contributing church.

357 c.1950-and later Church of the Brethren Northern District Office. Non-contributing.

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Nappanee Eastside Historic District, Elkhart County, Indiana

- 401 Coppes Factory Office. c.1905 single-story Queen Anne with rusticated stone foundation, brick, carboard, and clapboard siding, jerkin-head roof, and one-over-one double-hung windows with wood surrounds. Notable. (Photo #9).
- 451 Coppes Furniture Factory. c.1876-1950 multiple structure manufacturing complex. The central c.1885 and the western c.1905 section have brick foundation and walls, brick cornice, stone lintels, and flat roofs. The middle section has six-over-six double-hung windows with segmental arches, and the western section has thirty-paned casements. The one and three-story eastern c.1955 brick showroom/office section has large plate glass windows and a flat roof. Outstanding. (Photo #10).
- 507 c.1915 two and one-half story American Four-square with rusticated stone foundation, asbestos shingle siding, hip roof with hip dormer, open porch with wood columns, and one-over-one double-hung windows. Contributing. (Photo #11).

**North Main Street-West Side**

- 252 J. S. Chilcote House. c.1915 two and one-half story Queen Anne with rusticated stone foundation, vinyl siding, pyramidal roof with projecting gables, and four-over-one double-hung windows. The enclosed brick porch has three-over-two casement windows. Contributing.
- 258 Dr. J. S. Slabaugh House. c.1890 two-story Gable-ell with fieldstone foundation, vinyl siding, cross-gable roof, open brick porch, and one-over-one double-hung windows with surrounds. Contributing.
- 302 G. F. Brown/Aerial Warren House. 1902 two and one-half story Queen Anne with rusticated stone foundation, clapboard siding, shingle siding in the gables, steep pitch gable roof with projecting gable on front façade with returns and brackets, open front porch with wood columns, and one-over-one double-hung windows. Notable. (Photo #16).
- 306 Jesse Ringenberg House. c.1905 two-story bungalow with rusticated stone foundation, vinyl siding, gable roof with two gable dormers that have decorative wood grillwork and brackets, open porch with battered brick, stone and wood columns, and multi-paned double-hung windows. Contributing.
- 352-54 Roy Huffman House. c.1910 two-story non-contributing American Four-square.

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Nappanee Eastside Historic District, Elkhart County, Indiana

- 358 c.1930 two-story bungalow with concrete foundation, brick walls, gable roof with gable dormers, eave brackets, open brick porch, and one-over-one double-hung windows. Contributing.
- 402 D. W. Hoover House. 1880 two-story Italianate with brick foundation and walls, c.1960 porch with wood columns, and one-over-one double-hung windows below segmental arches. Contributing.

**North Main Street-East Side**

- 201 Joseph Culp House. c.1899 two-story Gable-ell with rusticated stone foundation, clapboard siding, gable roof with projecting front gable, open brick, stone and wood porch, and one-over-one double-hung windows. The house was a dentist office until restored to a residence c.1990. Contributing.
- 207 Hubert Weygand House. 1900 two and one-half story American Four-square with rusticated stone foundation, aluminum siding, hip roof with hip dormer, enclosed brick porch, and one-over-one double-hung windows. Contributing.
- 251 c.1900 two-story T-Plan with rusticated stone foundation, aluminum siding, cross-gable roof, enclosed porch, and one-over-one double-hung windows. Contributing.
- 257 c.1900 two-story Gable-ell with stucco foundation, asbestos shingle siding, gable roof with gable dormer, open porch with wood columns, and one-over-one double-hung windows. A large picture window is located on the main façade. Contributing.
- 301 c.1965 non-contributing professional office building.
- 307 W. M. Slagle House. 1890 two-story Gable-ell with rusticated stone foundation, aluminum siding, gable roof, open porch with brick columns, and one-over-one double-hung windows. Contributing.
- 353 Roy Huffman House. 1935 two-story non-contributing Cape Cod.

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Nappanee Eastside Historic District, Elkhart County, Indiana

- 357 c.1880 two-story Gable-ell with brick foundation and walls, gable roof, brick lintels, and one-over-one double-hung windows below segmental arches. Contributing.
- 451 Central Grade School/Nappanee Boys and Girls Club/ Main Street Suites. 1937 three-story Art Deco brick school with concrete foundation, one-over-two replacement windows, stepped details, limestone details, brick bands between first and second story and the top of the third story, and a flat roof. Each of the two front entrance doors has a projecting flat-roofed foyer flanked by brick pilasters topped by a roof level pediment. A c.1980 addition is on the north façade. Contributing. (Photo #17).

**North Elm Street-West Side**

- 252 Ralph Stose House. c.1900 two-story Gable-front with rusticated stone foundation, aluminum siding, gable roof, open porch, and one-over-one double-hung windows. Contributing.
- 352 Cash Silberg House. 1910 two-and one-half story American Four-square with limestone foundation, vinyl siding, hip roof with three hip gables, enclosed porch, and one-over-one double-hung and casement windows. Contributing.

**North Elm Street-East Side**

- 151 John Longfellow House. c.1915 two and one-half American Four-square with rusticated stone foundation, asbestos shingle siding, hip roof with hip dormer, open porch with stucco covered rusticated stone and wood columns, and one-over-one double-hung windows. Contributing.
- 157 J. C. Ulery House. c.1885 two-story non-contributing Italianate.
- 203 c.1950 single-story non-contributing ranch.

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**Nappanee Eastside Historic District, Elkhart County, Indiana**

- 253 c.1900 two-story non-contributing Upright-and-wing.
- 257 c.1915 one and one-half story Bungalow with brick foundation and walls, gable roof with gable dormers, eave brackets, and six-over-six double-hung windows. The front windows have arched frames over two ribbons of three windows. Contributing.
- 301 E. V. Publishing House. 1925/1947 two-story Twentieth Century Functional commercial structure with 1940's Modern façade of stone foundation and three-height limestone walls, flat roof, projecting flat roof entry, and louvered two-over-two windows with glass block. Contributing.
- 351 c.1890 two-story Upright-and-wing with fieldstone foundation, vinyl siding, gable roof with gable dormer, open porch with brick columns, and one-over-one double-hung windows. Contributing.
- 357 c.1900 two-story Upright-and-wing with rusticated stone foundation, vinyl siding, gable roof, enclosed porch, and one-over-one double-hung windows. Contributing.
- 401 c.1965 single-story non-contributing ranch.
- 407 Harvey Miller House. 1910 one and one-half story non-contributing Upright-and-wing.
- 451 Russel Dumph House. c.1900 two-story non-contributing Gable-front.
- 457 Bechtel House. 1910 two-story Gable-ell with fieldstone foundation, cross-gable roof, vinyl siding, contemporary open porch, and one-over-one double-hung windows. Contributing.

**North Madison Street-West Side**

- 152 Killian/William Strycker House. 1905 one and one-half story non-contributing bungalow.

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Nappanee Eastside Historic District, Elkhart County, Indiana

- 158 Lydia Woodruff/H. B. Greene House (Moved from Locke). c.1870 two-story T-Plan with concrete block foundation, vinyl siding, cross-gable roof, screened porch, and one-over-one double-hung windows. Contributing.
- 252 Jesse Osborne House. c.1885 two-story Gable-front with rusticated stone foundation, vinyl siding, gable roof, enclosed porch, and one-over-one double-hung windows. Contributing.
- 256 c.1920 two-story non-contributing Upright-and-wing.
- 302 Casper/John Moyer House. c.1900 two-story Gable-ell with fieldstone foundation, clapboard siding, cross-gable roof, open porch with metal grillwork posts, and one-over-one double-hung windows. Contributing.
- 308 L. W. Lemna House. 1915 two-story Gable-front with fieldstone foundation, clapboard siding, gable roof with two gable dormers, open porch, shed addition on north façade, and both one-over-one double-hung and single pane fixed sash windows. Contributing.
- 352 Ray Walters/John Sloat House. 1871 two-story Queen Anne and Shingle Style with rusticated stone foundation, vinyl siding, fish scale siding under the eaves, gable roof with jerkin-head dormers, brackets, open porch, and one-over-one windows with surrounds. Contributing.
- 356 c.1900 two-story Gable-ell with fieldstone foundation, vinyl siding, gable roof, a c.1920 open porch, and both one-over-one and plate glass windows. Contributing.
- 402 J. W. Dewey House/Dr. Willard A. Price House (Nappanee's first mayor). 1900 two-story Free Classic with rusticated stone foundation, aluminum siding, jerkin-head roof, wrap-around porch with small gables, and both one-over-one double-hung and single pane fixed sash windows. Contributing.
- 408 Harold Zook-Irwin Coppes House. c.1910 Prairie with limestone foundation, stucco walls, hip roof, and open hip roof entry porch. A wood band runs between the first and second stories. Ground-story windows are single-pane casements, and second-story leaded casements (in Tree of Life design) in ribbons of three and four. Outstanding. (Photo #19).

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**Nappanee Eastside Historic District, Elkhart County, Indiana**

- 458 Henry Stahly /H. J. Rickert House (oldest house in Nappanee). c.1860-70 one and one-half story, highly compromised Gable-front log building with cement block foundation, vinyl siding, gable roof, contemporary porch, and one-over-one double-hung windows. Contributing.
- 502 Bechtel/Lloyd Johnson House. 1900 one and one-half story Gable-front with rusticated stone foundation, vinyl siding, gable roof with shed dormer, screened porch, and multi-paned double-hung windows. Contributing.
- 508 Mike Hoover House. 1915 two-story American Four-square with rusticated stone foundation, vinyl siding, enclosed porch, hip roof with hip dormer, and one-over-one double-hung windows. Contributing.

**North Madison Street-East Side**

- 151 Byron Terwilliger House (moved from Locke). c.1870s one and one-half story non-contributing Upright-and-wing.
- 201 Carlyle Mutschler House. 1935 two-story Tudor Revival with limestone foundation, stone walls, stone sills, stone lintel over entry, gable roof with projecting gables, copper gutters, and six, eight, and multi-paned casement windows. Notable. (Photo #18).
- 251 A. H. Kaufman/Charles Whiteman House. 1900 two and one-half story American Four-square with rusticated stone foundation, aluminum siding, hip roof with hip dormer, screened porch, and one-over-one double-hung windows. Contributing.
- 257 Ellen Hershberger House c.1900 one and one-half story non-contributing Upright-and-wing.
- 301 Harold Price House. c.1900 two-story Gable-ell with concrete block foundation, vinyl siding, cross-gable roof, and both one-over-one double-hung and eight pane casement windows. Contributing

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Nappanee Eastside Historic District, Elkhart County, Indiana

- 307 c.1910 two-story T-Plan with rusticated stone foundation, vinyl siding, cross-gable roof with a gable doemer, small entry porch, contemporary bay window, and one-over-one double-hung windows. Contributing
- 351 Dillman Rickert House. c.1900 two-story T-Plan with rusticated stone foundation, clapboard siding, cross-gable roof, c.1920 open brick porch with wood columns, and one-over-one double-hung windows. Contributing.
- 355 Peter Burgener/Noah Long House. c.1900 two-story T-Plan with fieldstone foundation, aluminum siding, cross-gable roof, open porch, and two-over-two double-hung windows. Contributing.
- 401 c.1995 non-contributing two-story house (former site of J.W. Rosbrugh House).
- 405 O. N. Lentz House. c.1925 two-story Colonial Revival with rusticated stone foundation, vinyl siding, gable roof, and three-over-one, four-over-one, and casement windows. Contributing.
- 451 Tobias Hartman/John Shively House. 1879 two-story T-Plan with glazed tile foundation, clapboard siding, cross-gable roof, small porch with metal grillwork posts, three-over-one and one-over-one double-hung windows, and replacement windows on the front façade. Contributing.
- 455 Enos Newcomer/Cecil Stalnaker House 1880 two-story non-contributing Upright-and-wing.
- 503 John Newcomer House. c.1920 two-story American Four-square with rusticated stone foundation, hip roof, vinyl siding, enclosed porch, and sixteen-over-one double-hung windows. Contributing.
- 507 M.C. Beechy House. c.1920 non-contributing Bungalow.
- 553 D.C. Lamb House. c.1915 two-story Gable-front with rusticated stone foundation, vinyl siding, hip roof, one-story addition, screened porch, and one-over-one double-hung windows. Contributing.

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Nappanee Eastside Historic District, Elkhart County, Indiana

557 A.R. Harter House. c.1900 two-story non-contributing Gable-front.

**North Hartman Street-West Side**

152 John Brown/Frank Holloway House. 1905 two-story non-contributing house.

300 Bennett Freese House. 1910 two-story T-Plan with rusticated stone foundation, vinyl siding, cross-gable roof, enclosed porch, and one-over-one double-hung windows. Contributing.

306 Moses Grimm House. 1922 two-story American Four-square with rusticated stone foundation, vinyl siding, hip roof, open porch, and one-over-one double-hung windows. Windows on ground-story and porch are replacements. Contributing.

352 S.F. Callander House. c.1910 two-story non-contributing T-Plan.

356 Oliver Bickel House. 1925 two-story Gable-front with concrete foundation, vinyl siding, gable roof, open porch, and one-over-one double-hung windows. Contributing.

402 T. J. Prickett. 1905 two-story Queen Anne with cut stone foundation, clapboard siding, jerkin-head roof, screened porch, and both one-over-one double-hung and three pane fixed sash windows. Contributing.

408 c.1935 one and one-half story English Cottage with stone foundation, vinyl siding, brick chimney, gable roof with projecting gable, and eight paned casement windows. Contributing.

452 Roy Slagle House. c.1895 two-story Upright-and-wing with fieldstone foundation, vinyl siding, gable roof with shed roof on wing, open porch with wood posts, and one-over-one double-hung windows with surrounds. Contributing.

458 Charles Holderman House. c.1930 two-story Craftsman bungalow with rusticated stone foundation, clapboard siding, gable roof with large gable dormer, eave brackets, enclosed porch, and three-over-one double-hung windows. Contributing.

508 c.1900 two-story Gable-front. Contributing.

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Nappanee Eastside Historic District, Elkhart County, Indiana

- 305 Harold Coppes House. 1905 two-story Queen Anne with fieldstone foundation, clapboard siding, irregular roof pattern with jerkin-head gables, bay window with chamfered corners, c.1920 porch addition, and one-over-one double-hung windows. One of two which had Lamb and Greene glass chandeliers installed in living and dining rooms. Contributing.
- 351 Charles Burbach House. 1905 two-story Queen Anne with fieldstone foundation, vinyl siding, irregular roof pattern with jerkin-head gables, original porch but with replacement metal grillwork posts, bay window with chamfered corners, and one-over-one double-hung windows. Contributing.
- 353 C. R. Stoops/Miller Uline House. 1905 two-story Queen Anne with fieldstone and rusticated stone foundation, clapboard siding, irregular roof pattern with jerkin-head gables, bay window with chamfered corners, enclosed porch, and one-over-one double-hung windows. North façade addition is enclosed porch with sun porch above. One of two which had Lamb and Greene glass chandeliers installed in living and dining rooms. Contributing.
- 401 Karl Freese Sr. House. Henry Frazier architect. 1910 American Four-square with limestone foundation, stucco walls, hip roof with low-pitched hip dormer, open porch, and both one-over-one double-hung and single pane fixed sash. Notable. (Photo #22).
- 407 Frank Lehman House. 1924 two-story Dutch Colonial Revival with limestone foundation, brick walls, gambrel roof with two shed dormers, arched entry, and both four-over-one and five-over-one double-hung windows. Contributing.
- 451 Dr. Delbert M. Price House (Nappanee's first town president). 1925 two-story Tudor Revival with brick foundation and walls, steep jerkin-head roof with shed dormer, brick lintels and sills, and three-over-one, four-over-four and six-over-one double-hung windows. Contributing.
- 457 H.L. Syler House. 1920 two-story Dutch Colonial Revival with limestone foundation, stucco walls, gambrel roof, open porch, and both one-over-one and three-over-one double-hung windows. Contributing.
- 501 c.1910 two-story non-contributing Gable front.

**North Summit Street-West Side**

- 152 c.1950 non-contributing ranch.

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Nappanee Eastside Historic District, Elkhart County, Indiana

### Statement of Significance

The Nappanee Eastside Historic District is eligible for the National Register under Criteria A for its connection to the development of industry, and C for its outstanding examples of architecture. The city's late Nineteenth Century origins are linked to the construction of the B&O railroad and the subsequent industrial success, and the district displays fine examples of architectural types and styles dating from the 1870's to 1940. It also contains the Coppes Brothers factory, Nappanee's largest industry, and the homes of several of Nappanee's financial, commercial, and industrial leaders.

### Nappanee History

Compared to other Indiana towns, Nappanee is relatively a young town. Its origins begin in Locke, (platted in 1867) about two miles north of Nappanee, and the desire of the B&O Railroad to construct a line to Chicago. Steering clear of towns, the railroad focused on the purchase of farmland, even when courted, as Locke tried, with offers of free land and the construction of depots. In 1872 and 73 the B&O chose to lay their line two miles south of Locke. In 1874 three entrepreneurs, John Culp Jr., Henry Stahly, and Daniel Metzler, platted several acres around the rail line, and built a depot called Locke Station. Local lore explains that when the railroad wanted to name the stop, and since there was already a town named Locke, that the locals chose Nappanee, probably on recommendation of George Eby a local merchant and farmer from Napanee, Ontario. The Town straddled the Locke and Union Township lines, and has since grown south to Kosciusko County. Nappanee's location on the railroad caused an ensuing boom in settlement, and the relocation of several of Locke's merchants and citizens.<sup>3</sup>

Historically this area of Indiana had been passed over by early settlers for the less laborious prairie lands to the west. The local landscape was often marshy, and was heavily timbered. Nappanee industry, from its inception through the early decades of the Twentieth Century, successfully exploited the local timber resource to build individual wealth, and in turn the town. Sawmills were the first timber related industry with the J. C. Mellinger and Co. (partnering with brothers John and Frank Coppes), Good & Schrock, Hatmann Brothers, and the Mutschler Brothers all producing lumber for local construction and railroad export to burgeoning metropolises like Chicago.

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<sup>3</sup> General Nappanee history assembled from *History of Elkhart County* (Charles Chapman & Co., 1881); *They Call It Nappanee: A History 1874-1974* (Town of Nappanee 1974); *Pictorial and Biographical History of Elkhart and St. Joseph Counties* (Goodspeed & Son, 1893), *A Twentieth Century History and Biographical Record of Elkhart County, Indiana* (Anthony Deahl, 1905); *The Industrial Nappanee: Special Edition of the Nappanee News* (Nappanee News, June 1905).

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Nappanee Eastside Historic District, Elkhart County, Indiana

Ultimately, industry manufacturing timber products was developed. The Coppes Brothers (who had bought out Mellinger's sawmill interest and created Coppes Brothers & Zook) manufactured wood boxes. After a merger with the Nappanee Furniture Company in 1902, (creating Coppes, Zook, & Mutschler) it became the town's largest industry, manufacturing library tables, chamber suites, and kitchen cabinets. Its rambling collection of manufacturing buildings is located in the 400 block of E. Market.

The growth also supported non-timber related industry. Freese & Sons operated the state's first creamery, the Hartman Brothers manufactured coal as well as operated a retail store, and Fisher Brothers operated a brickyard. Growth supported both an entrepreneurial and working class that constructed merchant related structures in the original plat, and houses, both humble and extravagant, in the platted additions that spiraled out from the town's central business core.

The Nappanee News heralded the towns accomplishments in 1888, stating, "More grain and lumber was handled and more business transacted by our respective houses than any other place our size within a radius of 100 miles. Nappanee ships and receives more freight and express and has a larger passenger traffic over the B&O Railroad than any other town on the line between Chicago and Defiance, Ohio."<sup>4</sup>

The town is arranged around two primary and intersecting streets. Market oriented east and west, and Main oriented north and south. The commercial district is located around their intersection. The railroad the town was founded on is located two blocks, and parallel to, Market Street. The Eastside Historic District lies north of Market and east of Main. It is an assembly of platted additions demonstrating the outward growth from the town's original plat that lies to south and west. The ensuing additions take the names of local landowning entrepreneurs like Stauffer, Hartman, Coppes, and Prickett. Gravel streets were first installed in 1884, and brick over concrete in 1907. Madison Street's brick surface has been restored. The first concrete sidewalk was installed in 1885 at Samuel Coppes' house.

By 1905 Nappanee had, in only thirty years, grown into an impressive town. Anthony Dehl described it as a "clean town both morally, socially and religiously. A town with beautiful shaded streets and well kept lawns, with many handsome homes, and more miles of concrete sidewalk than any small town in the state... a town with all the modern benefits of banking, of railroad, telegraph, telephone, electric lights and water works, and clean water."<sup>5</sup>

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<sup>4</sup> Downtown Nappanee Historic District National Register nomination citing *The Nappanee News*, December 1888.

<sup>5</sup> *A Twentieth Century History and Biographical Record of Elkhart County, Indiana* (Anthony Deahl, 1905) 178.

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Nappanee Eastside Historic District, Elkhart County, Indiana

### Architects, Architectural Styles and Types

The Nappanee Eastside Historical District displays styles of architecture and housing types dating from the 1870's to 1940.<sup>6</sup> It ranges from the Italianate Style to simple, mid-century Colonial Revival examples. The majority of the houses are non-stylized (or have minimal stylistic expression) vernacular Gable-fronts and Gable-front derivatives, and were residences of Nappanee's middle-class. The presence of the Prairie Style in two hybrid examples, plus the full-blown Harold Zook House, stand out from their more "traditional" surrounding architecture. The district's most unusual residence is the Fred Coppes House, a Japanese Style inspired bungalow with oriental style roof peaks, ribbons of windows, and extending roof timbers.<sup>7</sup>

An interesting architectural and historic preservation study is the five historically identical Speculative Coppes Houses that consume the east side of the 300 block of North Hartman (Photo#21). Frank Coppes initially constructed six houses in 1905 as \$10 a month rentals. Once the houses transitioned into individual ownership their appearance changed according to the resident's tastes and abilities. While the basic form has remained, materials and colors vary, and a variety of different porches and additions have been constructed. They are an interesting example of the many different ways a house's architecture can change, and the various factors that cause those changes.

Three architects of note, Henry F. Fraizer, Clarence Elbert Fraizer, and E. Hill Turnock, designed houses in the district. Fraizer was raised in Elkhart County a few miles north of Nappanee. At age nineteen he began an eighteen-year career as a schoolteacher and principal, retiring in 1884 to become a builder and study architecture. Nappanee's sole resident architect at a time when the town was booming, he designed several factory buildings, the Auditorium, Coppes Hotel, Deitrich Block, Nappanee Carriage Works, and the Hughes Building, and in a neighboring town, the Millersburg Opera House. In the district he designed the Freese, Dewey, Frank and Katherine Coppes, John and Malinda Coppes (listed in the National Register in 1990), Daniel Zook (extant), and John Hartman houses.<sup>8</sup> Clarence Fraizer (1882-1942), Henry's son, designed the Colonial Revival Style Arthur Miller House listed in the National Register in 1992. Clarence trained with his father and also studied mechanical engineering in Chicago where he ultimately lived and worked. His work includes several houses in the Chicago suburbs and several small manufacturing plants.<sup>9</sup> English-

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<sup>6</sup> Excluding the non-contributing contemporary houses in the district from the 1950's to the present. These examples are typically small, single-story, ranch-like houses.

<sup>7</sup> General architectural descriptions of styles and types assembled from *Historic Indiana: Indiana Properties Listed in the National Register of Historic Places 2003-2004*, 62-71; and Virginia and Lee McAlester's *A Field Guide to American Houses*.

<sup>8</sup> *The Industrial Nappanee: Special Edition of the Nappanee News* (Nappanee News, June 1905).

<sup>9</sup> Arthur Miller House National Register Nomination, 1992.

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born E. Hill Turnock (1854-1926) moved to nearby Elkhart in 1872, and in the late 1880s, relocated to Chicago to study architecture under William LeBaron Jenney. Turnock established his architecture practice in Chicago in 1890 and received numerous commissions in Michigan, Indiana, and Illinois including several Colombian Exposition structures, and the Brewster Apartments (which has Chicago Landmark status). In 1907 he moved his practice to Elkhart and designed several houses, churches, and factories, his most well-known work being Ruthmere. Turnock designed the highly "unusual" Mediterranean Style house for Lamar Mutschler (252 East Walnut, Photo#12) in 1924.<sup>10</sup>

The district's earliest stylistic example is Italianate. Popular in Indiana just after the Civil War to the 1890's, it is characterized by tall narrow windows with segmental arches or decorative wood surrounds, and low-pitched hip roofs with wide eaves and ornate brackets. More complex examples had towers and cupolas. In Nappanee, the better examples are in the neighboring commercial district. While only a few examples are in the district, they have all experienced some loss of integrity. The best is located at 508-510 E. Market (Photo#5).

The Queen Anne style was popular in Indiana from about 1880 to 1910. The style in the district is characterized by multi-storied wood structures with steep, complex-shaped roofs, grand porches with often exuberant decorative woodwork, corner towers, and irregular plans. The two most prominent examples are the 1887 Frank and Katherine Coppes House (302 E. Market, Photo #2) and the neighboring 1895 John Coppes House (258 E. Market, Photo #4), both designed by Henry Fraizer. Additional interesting examples, although slightly altered, are the 1905 Speculative Coppes Houses in the 300 block of Hartman Street. Three examples of the Free Classic subtype, characterized by classical columns and Palladian windows are also represented in the district.

A variety of "Revival" styles became popular in the district at the turn-of-the-century. The Colonial Revival Style was the most popular, and typically designed from pattern books in an effort to best mimic its east-coast roots. Houses were generally two-story rectangular blocks with gable roofs, and odd numbers of bays, a centered entry with a columned portico, and multi-paned windows.<sup>11</sup> The district's best example of the style is the 1922 Arthur Miller House (253 E. Market, Photo #8), and there are several more modest examples, especially 453, 602, and 608 East Marion.

The Tudor Revival style was popular through the 1930's and displayed more medieval, historic European architectural characteristics. Houses were typically brick or stone, and had roofs with

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<sup>10</sup> *Discovering Turnock*. (Discovering Turnock Committee, 1996).

<sup>11</sup> Arthur Miller House National Register Nomination, 1992.

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many projecting, front-facing gables. Other characteristics included oriel windows, a prominent chimney often displayed on the front façade, and half-timbering. The district features two notable, albeit tame, examples: the 1929 Chapman House (153 N. Hartman, Photo #20), and the 1935 Carlyle Mutschler House (201 N. Madison, Photo #18).

Other, more rare Revival examples include the Dutch Colonial Revival distinctly characterized by a gambrel roof (see 356 E. Market), and Lamar Mutschler's unique Mediterranean Revival (252 E. Walnut, Photo #12) characterized by stucco walls, and clay tile roof.

The Prairie Style is found in Indiana from about the turn-of-the-century to about 1920, and in contrast to the simultaneously popular Colonial and Tudor Revival styles, tends to stand out when viewing Indiana's comparatively few examples. It was made popular by Frank Lloyd Wright and is characterized by horizontal lines, low-pitched roofs with wide eaves, and ribbons of windows. The c.1910 Harold Zook House (408 N. Madison, Photo #19) is an outstanding example, and characteristics of the style are also evident in a few additional district examples.

There are several examples of the Bungalow Style that appeared at the turn-of-the-century, and became the nation's dominant housing style by the 1930's. Bungalows took on a variety of forms, but in Indiana typically displayed one and one-half stories, a gable roof (with a dormer) that extended over a front porch, and craftsmanship with "honest" materials such as wood, brick, and stone. Contributing examples of this American standard are located at 306 N. Main and 257 N. Elm.

Central Grade School (451 N. Main, Photo #17) is the district's lone example of the Art Deco Style. Typically displayed in public structures, the style was popular between the World Wars, and is characterized by its emphasis on verticality, layered, or stepped details, and chevrons and zigzags. The school is a humble, yet fine local example.

Two common stylized examples that appeared about 1930 are represented: the English Cottage and the Cape Cod. Both are small houses typical of post-Depression affordability and post-war residential growth. Both are one and one-half or two-stories in height, and usually constructed of wood. The English Cottage is reminiscent of Tudor Revival, but typically featured a prominent, steep projecting gable with one side descending in a sweeping curve. An example is located at 452 E. Marion. Cape Cods are small Colonial inspired houses. They are typically rectangular cubes with gable roofs, and gable dormers. A typical example is located at 408 E. Marion.

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The district displays several vernacular housing types. The most basic form is the Gable-front, typically a rectangular two-story residence with the gable end facing the street. They are typically non-stylized, but the residence at 553 N. Hartman demonstrates a sizeable example with Queen Anne details.

Four Gable-front derivatives are also represented: Upright-and-wing, Gable-ell, and T-Plan. The Upright-and-wing is a Gable-front with a one-story addition centered on the non-gable side. The Gable-ell, and the similar L-Plan, is a Gable-front with a side wing of equal height that forms the letter "L" in plan (their floor plans vary). The T-Plan is a Gable-front with a perpendicular rear portion of the same height that in plan forms the letter "T." This group accounts for almost a third of the district's houses.

The American Four-square was a common early Twentieth Century type characterized by a two-story cube with a low-pitched hip roof, dormer, and one-story porch across the front façade. The district has several examples including 507 E. Market (Photo #11).

### Significant Homes

The homes of several of Nappanee's financial, commercial, and industrial leaders are located in the district. Coppes, Zook, and Mutschler operated the Nappanee's largest industry, manufacturing library tables, chamber suites, and kitchen furniture. The company employed 260 in 1905. Frank Coppes, the President, constructed a Queen Anne at 302 E. Market, Vice President John Coppes constructed the Queen Anne at 258 E. Market, Treasurer Albert Mutschler constructed a Colonial/Prairie at 258 E. Walnut and board member Harold Zook built the Prairie at 408 N. Madison. Frank Coppes also constructed the speculative houses in the 300 block of N. Hartman. Karl Freese Sr. of Freese & Sons Creamery, the state's first, resided at 401 N. Hartman.

The Coppes family was also involved in the community's financial interests. Samuel Coppes was a partner in the J. C. Mellinger & Co., but sold his interest to start the Farmers and Traders Bank with his son Fred. Fred, president of the bank, constructed the Japanese influenced bungalow at 356 E. Marion, and his brother Harvey, also a member of the bank, constructed a Arts & Crafts at 352 E. Market. Insurance salesman Tom Prickett constructed the Queen Anne at 402 N. Hartman.

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Nappanee Eastside Historic District, Elkhart County, Indiana

### Verbal Boundary Description

Beginning at the southwest corner of 201 North Main, north to a point even with the south property line of 252 North Main; then west to the southwest corner of 252 North Main; then north to the northwest property line of 402 North Main; then east to the west property line of 451 North Main; then north to the northwest property line of 451 North Main.

Then, east to a point even with the west property line of 502 North Madison; then north to the northwest corner of 508 North Madison; then east to the east right-of-way of North Madison; then north to the northwest property line of 557 North Madison. Then, east to the northeast corner of 558 North Hartman, then south to a point even with the northwest corner of 501 North Hartman; then east to the northeast corner of 658 E. Marion.

Then, south to the southeast corner of 657 East Marion, then west to the west right-of-way of North Summit; then south to the southeast corner of 507 East Market.

Then, west to the east property line of 451 East Market; then south to the railroad right-of-way; then northwest along the railroad right-of-way to the west property line of 451 East Market, then north to the south property line of 401 East Market; then west to the southwest corner of 201 East Market.

Then, a line north to the southwest corner of 202 North Elm (excluding the Post Office which is part of the Downtown Nappanee Historic District); then west to the southwest corner of 201 North Main.

### Boundary Justification

The Nappanee Eastside Historic District boundaries include the primarily residential district east of Main Street and north of Market. West of Main Street is the Nappanee commercial district whose structures do not blend with the residential qualities of the Eastside. North of John Street and east of Summitt, the houses are newer and the residential quality begins to blend into schools, newer houses, and strip commercial. The south line abuts a rail line and industrial district.

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### Photographs

Photos taken by Christopher Baas- December 4, 2002 and June 13, 2003

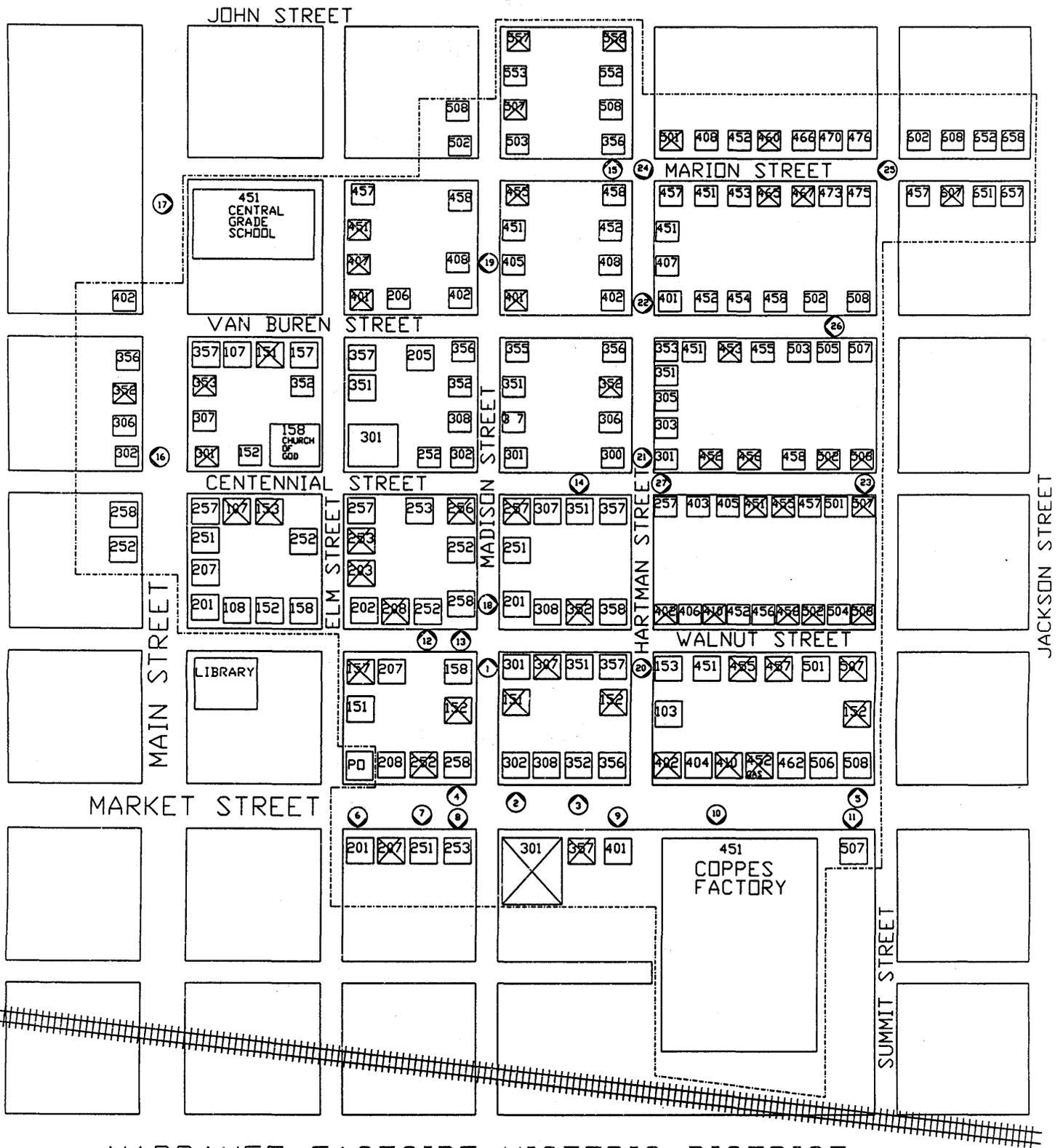
Nappanee Eastside Historic District

Elkhart County, Indiana

Photographs taken January 2003 by Christopher Baas

Negatives in possession of Christopher Baas

1. Walnut Street looking north.
2. Frank and Katherine Coppes House 302 E. Market
3. Harvey Coppes House 352 E. Market
4. John Coppes House 258 E. Market
5. House 508 E. Market
6. United Brethren/Calvary Baptist Church 201 E. Market
7. House 251 E. Market
8. Arthur Miller House 253 E. Market
9. Coppes Factory Office 401 E. Market
10. Coppes Factory 451 E. Market
11. House 507 E. Market
12. Lamar Mutschler House 252 E. Walnut
13. Albert Mutschler House 258 E. Walnut
14. House 351 E. Centennial
15. Fred Coppes House 356 E. Marion
16. House 302 N. Main
17. Central grade School 451 N. Main
18. Carlyle Mutschler House 201 N. Madison
19. Harold Zook House 408 N. Madison
20. Richard Chapman House 153 N. Hartman
21. Speculative Coppes House 301 N. Hartman
22. Karl Freese Sr. House 401 N. Hartman
23. Non-contributing House 507 E. Centennial
24. East side of Hartman Street (looking south) from the Marion Street intersection.
25. South side of Marion Street (looking west) at the Summit Street intersection.
26. North side of Van Buren Street (looking west) near the Summit Street intersection.
27. Southside of Centennial Street (looking east) at the Hartman Street intersection.



# NAPPANEE EASTSIDE HISTORIC DISTRICT

- ⑧ PHOTO NUMBER AND DIRECTION-SEE PAGE 36
- 207 CONTRIBUTING RESOURCE
- ⊗ NON-CONTRIBUTING RESOURCE
- DISTRICT BOUNDARY

